

CITY OF HAYWARD STAFF REPORT

AGENDA DATE 12/16/04

AGENDA ITEM 4

TO: Mayor and City Council
President and Members, HARD Board
President and Members, HUSD Board

FROM: City Manager

SUBJECT: Update on Cannery Area Plan and New Burbank School

On March 31 of this year, the City Council, HARD Board and HUSD Board members met in a joint agency session to discuss and reaffirm their support for implementing the Cannery Area Plan by commencing design plans for the public facilities in the northern area, including the new Burbank School, expanded Cannery Park and the associated street, sidewalk and parking improvements. The staff was instructed to proceed with developing an execution strategy by establishing each agency's respective project implementation responsibility. This report provides an update regarding additional progress since the March meeting.

In July, a Project Manager was hired to facilitate and coordinate the activities of the three agencies required to proceed with the design and approval of the new school, complete a master plan for the park expansion, and design the parking facilities and infrastructure to support these new developments. Redevelopment Agency staff has also been actively engaged with respect to the residential element of the Cannery Area Plan. To date, progress has been made in several key areas including the following:

Residential Development

The southernmost of the three large industrial properties within the Cannery Area was sold to the Felson Companies in June, 2004. The new owner is preparing plans to submit an application for a first phase development of approximately 250 units. A development application is expected to be submitted next month, and construction of this project could proceed starting in summer of 2006 for occupancy starting in the fall of 2007. A second property, owned by Con Agra, is under a purchase option. The prospective buyer is completing its due diligence activities on the property, and has indicated an expected closing date by the end of this year. This property could accommodate approximately 200 units.

The third, northernmost property is owned by Libitzky Holdings. This property has active industrial warehousing tenants with leases that extend until 2010. While large trucks are currently required to use a southern access to this property, the northern employee access from C Street would be closed once construction commences on the school. City staff and the other

Cannery Area property owners are in communication with the owner regarding plans for this area.

Memorandum of Agreement

A draft Memorandum of Agreement is being prepared to clarify the respective roles and responsibilities of each of the project partners involved with the public improvements. A financial plan outlining the obligations of each agency will be included in the Memorandum of Agreement to provide specific details regarding each agency's contributions toward the project costs and a schedule for reimbursement of those expenses.

Joint-Use Agreement

A Joint-Use Agreement between HARD and HUSD is also being crafted. This document is required by the state for approval of the school site because the proposed joint use of the expanded Cannery Park is considered part of the overall school site and the conditions under which the school has exclusive use of the park must be documented with specificity. Among the details that will be covered in the Joint-Use Agreement are safety and security; use of property by the public; appropriate facility size, including adequate space for buildings, grounds, and convenient, plentiful parking; space programming; staffing; maintenance; materials acquisition; and other matters involving the administration and operation of the joint-use facility.

The Memorandum of Agreement and Joint Use Agreement are current works in progress and have been initially reviewed at the staff level. Once the review is complete, the documents will be presented to the Boards for final approval.

School Site Approval Process

The California Department of Education (CDE) has a rigorous site approval process that requires a number of studies and risk assessments to be completed prior to granting final approval for the proposed school site and authorization to proceed with the design plan and specifications for a new school. The required studies focus on physical, geographic, topographic, environmental and safety issues specific to the proposed school location. A summary of the various tasks which must be completed in order to receive CDE certification to design and build the new school is presented in Attachment B. Once all of the necessary reports are completed the HUSD will submit a School Site Report and a written request to the School Facilities Planning Division of the CDE requesting school site approval.

As of this date, we have completed a gas pipeline analysis needed to relocate an adjacent facility in close proximity to the proposed school site. The CDE has approved the study submitted. Additionally, the state Transportation Department recently reviewed and approved documents compiled by airport staff to determine whether or not the proposed school site is a safe distance from the Hayward Airport. An RFP has also been released soliciting qualified environmental assessors to conduct a Preliminary Endangerment Assessment, the state's

version of a Phase II environmental analysis. We anticipate hiring an environmental consultant by the end of December to perform soil and groundwater sampling on the proposed school site and portions of Cannery Park.

The School Site Approval Process will culminate with the HUSD submitting a written Request for School Site Approval and a completed School Site Report to the School Facilities Planning Division of the CDE. It is anticipated that this will occur by March 1, 2005.

Among the major milestones and target dates for constructing the Cannery Area public facilities that will transpire subsequent to the School Site Certification are the following:

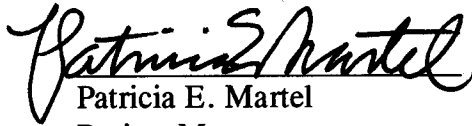
	<u>Start</u>	<u>Finish</u>
▪ Public Works Construction-Phase I	6/13/05	1/09/06
▪ School Construction Document Phase	3/02/05	7/26/05
▪ State Architect School Plan Review	7/26/05	11/22/05
▪ Award Construction Contract-School	3/07/06	3/07/06
▪ School & PW Phase II Construction	4/08/06	5/28/07
▪ Deconstruct Existing School and Construct Filbert Street extension	6/11/07	9/04/07
▪ Open New School		9/04/07

Burbank School Design Process

HUSD convened a community stakeholder meeting on September 9 to discuss the design process for the proposed new school. The project architect, Thang Do of AEDIS, Inc., presented an overview of the school project and explained the design parameters. Subsequently, a School Site Committee made up of parents, neighborhood stakeholders and school staff was selected by the school principal to participate in ongoing meetings with the architect to evolve the conceptual design and generate a more detailed schematic plan. In addition to attending regularly scheduled meetings over several weeks, Site Committee members toured the Carolyn Clark School in San Jose which was also designed by AEDIS, as part of their active involvement in the schematic design process.

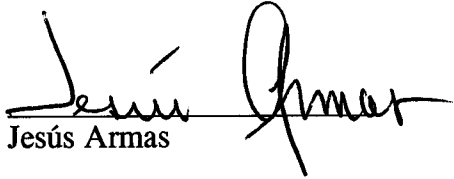
The schematic design and elevations for the new Burbank School will be presented. This open campus approach has been utilized successfully for many years at Southgate School and Park. To address any security related concerns that may arise because of the new operating method for Burbank School, a Joint Use Safety Study must be completed for the CDE's approval that will ensure that both the students and community members can use the site without compromising the safety of the school.

Prepared by:



Patricia E. Martel
Project Manager

Approved by:



Jesús Armas

Attachments:

- A. Cannery Area Project Site Map
- B. Schematic Design Presentation

DUE TO THE LENGTH OR COLOR OF
THE REFERENCED EXHIBITS, THEY
HAVE BEEN ATTACHED AS SEPARATE
LINKS.